



December 11, 2013

Item No. 5

**AUTHORIZATION TO EXECUTE CONTRACT WITH OLD VETERAN CONSTRUCTION, INC.  
FOR  
MODERNIZATION AND LIFE SAFETY UPGRADES AT MINNIE RIPERTON APARTMENTS**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Minnie Riperton Apartments in the firm fixed amount of \$13,989,900 plus a not to exceed amount of \$839,394 in contingency (which is in line with industry standards) strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$14,829,294. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Apartments are located at 4250 South Princeton Avenue in Chicago, IL.

The Interim Acting Vice President and the Interim Acting Director of the Capital Construction Department, the Office of the General Counsel, and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL:** Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

**FUNDING:** General Fund

**SOLICITATION SUMMARY**

**Specification No.:** IFB 13 - 01219

**Vendor:** Old Veteran Construction, Inc.  
Jose Maldonado, President  
10942 South Halsted Street  
Chicago, IL 60628

**Contract Type:**

Construction Services

**Solicitation Release Date:**

October 17, 2013

**Base Contract Amount:** \$13,989,900

**Days Advertised:**

Contingency amount: Not to Exceed \$839,394

Twenty-four (24) business days

The aggregate amount: Not to exceed \$14,829,294.

**Contract Period:**

The life safety work by no later than November 30, 2014.

Balance of Scope of Work to be completed by five hundred forty (540) calendar days from the date set forth in the Notice to Proceed

**Addendum(s):**

1) November 1, 2013

**Option Period:** not applicable

**Publications:** Chicago Sun-Times, Defender, Extra, CHA website, BuySpeed

**Vendor List:** 866

**Pick-Up List:** 59

**Pre-Bid Date:** October 22, 2013

**Solicitation Due Date:** November 15, 2013

**Assist Agencies:** 66

**Respondents:** 7

<b><u>COMPLIANCE INFORMATION</u></b>	<b>New Hires Needed</b>	<b>Required</b>	<b>Proposed</b>
M/W/DBE Participation		40%	41.14%
Section 3 Hiring No. (30% of new hires)	24	7.2	10
Section 3 Business Concern		10%	10.29%

**GENERAL BACKGROUND /EXPLANATION**

On October 17, 2013 the Chicago Housing Authority (CHA) solicited General Contractors to provide construction services for the modernization and life safety upgrades at Minnie Riperton Apartments. The City of Chicago Code requires life safety building systems to be code compliant by the end of December 2014.

Minnie Riperton Apartments is a senior development located at 4250 South Princeton Avenue. Built in 1970, the building is fourteen (14) stories tall, covering three hundred thirty-nine (339) units. Located in the 4<sup>th</sup> Ward, it sits on a two and a third acre site bounded by 42<sup>nd</sup> Place to the north, Shields Avenue to the west, Princeton Avenue to the east and 43<sup>rd</sup> Street to the south. The Apartments were rehabilitated in 2001. In 2008 selected units were remodeled to meet current accessibility requirements.

**SCOPE OF WORK**

The proposed scope of work for this project includes, but is not limited to, the following:

**Building Improvements:**

- Interior
  - Mechanical Electrical and Plumbing Improvements
    - New domestic water lines
    - New horizontal and vertical sanitary lines
    - New kitchen waste lines
    - New vent lines
    - New roof drains and storm lines

- Unit Improvements
  - Kitchen: New cabinets, countertops, sinks, fixtures, flooring and appliances
  - Bathrooms: New shower stalls, toilets, sinks, fixtures, flooring and bathroom accessories
  - Other: New doors, door hardware, flooring and paint throughout all units
  - 20% of units to be ADA accessible
- Interior Common Area Improvements
  - Security Cameras
  - Lobby and Hallway enhancements
    - ADA Reception desk
    - Finishes – Flooring, Painting, Lighting, etc.
  - Recreation Room enhancements with new finishes
  - First Floor Restroom upgrades with new finishes
- Exterior
  - New ADA concrete sidewalks and ramps
  - New security fencing
  - New 6" fire main from street to building

#### Life Safety Improvements:

- Fire Protection
  - Communication Systems
  - Control Panel
  - Fire Alarm Phones in Stairwell
- Alarm Systems
  - Smoke, Heat, and Carbon Monoxide Detectors
  - Horns and Strobe warning devices
- Suppression Systems (fire sprinklers in common areas and units)
  - Sprinkler pipe and sprinkler heads
  - Fire Pump
- Elevator Upgrades / Recall System / Areas of Rescue
  - Elevator Programming

#### **PROCUREMENT INFORMATION**

The CHA advertised Invitation for Bid 13 - 01219 on October 17, 2013. The advertisement ran in the Chicago Sun-Times, the Chicago Defender, Extra, on the CHA website, and on BuySpeed Online. The Pre-Bid Conference and Site Visit were held on October 21, 2013.

The CHA issued one (1) addendum for this solicitation on November 1, 2013. It responded to Requests for Proposals and distributed thirty-two (32) revised drawings and selected technical specification sections.

The CHA received and opened seven (7) bids on November 15, 2013. The low bidder was Old Veteran Construction, Inc. at \$13,989,900.

## **RECOMMENDATION**

Based on the foregoing, the Capital Construction Department recommends that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Minnie Riperton Apartments in the firm fixed amount of \$13,989,900 plus a not to exceed amount of \$839,394 in contingency strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$14,829,294. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Apartments are located at 4250 South Princeton Avenue in Chicago, IL.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (Department of Housing and Urban Development) procurement laws.

The Interim Acting Vice President and Interim Acting Director of the Capital Construction Department concur with the recommendation to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Minnie Riperton Apartments.

The CEO/President recommends approval to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Minnie Riperton Apartments.

**RESOLUTION NO. 2013-CHA-117**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR THE MODERNIZATION AND LIFE SAFETY UPGRADES AT MINNIE RIPERTON APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Minnie Riperton Apartments in the firm fixed amount of \$13,989,900 plus a not to exceed amount of \$839,394 in contingency strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$14,829,294. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Apartments are located at 4250 South Princeton Avenue in Chicago, IL. The aggregate not-to exceed amount of this award is \$14,829,294.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.



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[www.thecha.org](http://www.thecha.org)